

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: DECEMBER 20, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: VAC-25329 - APPLICANT: DUNNAM CIVIL ENGINEERS -
OWNER: CHEYENNE FAIRWAYS BUSINESS CENTER, ET AL**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL**, subject to:

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements generally located on the north side of Cheyenne Avenue, 1,315 feet west of Durango Drive.
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
5. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is petitioning to Vacate U.S. Government Patent Easements, generally located on the north side of Cheyenne Avenue, 1,315 feet west of Durango Drive. The abandonment of these Patent Easements is required in order for a Parcel Map (PMP-25328) to continue through the planning process. These Easements are no longer needed in their current configuration; staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/22/2007	The Planning Commission approved a Tentative Map (TMP-19684) for a one-lot commercial subdivision on 4.22 acres at 8660-8690 West Cheyenne Avenue. Staff recommended approval of this request.
10/25/2007	The Planning and Development Department received a Parcel Map (PMP-25328) for three lots on 5.36 acres at 8670 West Cheyenne Avenue. This Parcel Map requires the approval of this Vacation (VAC-25329) before it can be approved.
<i>Related Building Permits/Business Licenses</i>	
04/20/2006	A building permit (6002894) was issued for a building located at 8680 West Cheyenne Avenue. A building permit (6002895) was issued for a building located at 8660 West Cheyenne Avenue. A building permit (6002896) was issued for a building located at 8670 West Cheyenne Avenue. These buildings have received Pad Certifications, but no final inspections have been conducted.
<i>Pre-Application Meeting</i>	
A Pre-Application Meeting is not required for this application, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	4.58

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office	SC (Service Commercial)	C-1 (Limited Commercial)
North	Golf Course	PR-OS (Parks, Recreation, Open Space)	C-V (Civic)

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South	Residential	ML (Medium-Low Density Residential)	P-C (Planned Community)
East	Public Storage	SC (Service Commercial)	C-1 (Limited Commercial)
West	Residential	ML (Medium Low Density Residential)	R-PD9 (Residential Planned Development)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails (Pedestrian Path)		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DESCRIPTION

The above property is legally described as follows:

The North thirty-three feet (33') of the Southwest Quarter (SE ¼) of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of the Southeast Quarter (SE ¼) of Section 08, Township 20 South, Range 60 East, M.D.M.

The West, and East thirty-three feet (33') excepting the South fifty feet (50') of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section 8, Township 20 South, Range 60 East, M.D.M.

ANALYSIS

The applicant is petitioning to Vacate U.S. Government Patent Easements, generally located on the north side of Cheyenne Avenue, 1,315 feet west of Durango Drive. This site and area have developed differently than was anticipated when these U.S. Government Patent Easements were established. The approval of this request will allow the recordation of a Parcel Map (PMP-25328). These easements are no longer needed; staff recommends approval of this request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 37

ED

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SENATE DISTRICT 6

NOTICES MAILED 10

APPROVALS 0

PROTESTS 1